

**ARTICLE 10: PARKING AND LOADING REQUIREMENTS**

**Section 10.1 Off-Street Parking Requirements**

There shall be provided at the time of the erection of any building or the establishment of any use or at the time any principal building or use is enlarged or increased in capacity by adding dwelling units, guest rooms, seats, floor, storage, or sales area; or before conversion from one type of use or occupancy to another, permanent off-street parking in the amount specified by this Section. Such parking space may be provided in a parking garage or properly graded open space.

The following regulations concerning required parking shall apply:

**10.1.1** Each zoning permit application filed with the Zoning Administrator shall include information as to the location and dimensions of off-street parking space and the means of ingress and egress to such space. This information shall be in sufficient detail to determine whether or not the requirements of this Section are met. No Certificate of Occupancy shall be issued until the parking requirements and regulations are fully met.

**10.1.2** The required parking space for any number of separate uses may be combined in one (1) lot but the required space assigned to one (1) use may not be assigned to another use, except that one-half (1/2) of the parking space required for churches, theaters, or assembly halls whose peak attendance will be at night or on Sundays may be assigned to a use which will be closed at night and on Sunday.

**10.1.3** If the off-street parking space required by this ordinance cannot be reasonable provided on the same lot on which the principal use is located, such space may be provided on any land within four hundred (400) feet of the main entrance to such principal use.

**10.1.4** Parking space sizes will be governed by the following dimensions:

- Parallel stall - 20' x 9.0'
- Angle stall - 19' x 8.5'
- 90° stall - 19' x 9.0'

**10.1.5** Minimum aisle widths shall be:

<u>Parking Angle</u>	<u>Aisle Width in Feet</u>	
	<u>One-Way Traffic</u>	<u>Two-Way Traffic</u>
0-15°	12	24 (0° only)
16-37°	11	-
38-37°	13	-
58-74°	18	-
75-90°	24	24

**10.1.6** A safe means of ingress and egress shall be provided for all parking

spaces and driveways for uses other than single and two-family residential and shall be at least twenty-four (24) feet wide.

**10.1.7** When off-street parking for more than five (5) vehicles is provided, the following regulations shall apply in addition to all other regulations in this Article.

- 10.1.7.1 Surfacing: All such parking lots shall be graded and surfaced with blacktop, concrete, or other such surfacing material to ensure a dustless surface condition.
- 10.1.7.2 Markings: Thermoplastic material shall be used for all asphaltic pavement markings. Polyurea marking material may be substituted for thermoplastic on concrete surfaces only. Each parking stall shall be marked off and maintained so as to be distinguishable.
- 10.1.7.3 Lighting: Any lighting shall be so arranged as to direct the light and glare away from streets and adjacent property.
- 10.1.7.4 Yards: All such parking lots shall observe a minimum front yard of not less than ten (10) feet and a side yard on a corner lot of not less than ten (10) feet. Parking lots in residential-agricultural and residential districts shall have front yards of not less than fifteen (15) feet and side and rear yards of not less than five (5) feet. Yard surrounding parking lots shall be planted and maintained in lawn or other appropriate planting or shall be improved otherwise in keeping with the character of adjacent property. When a parking lot is adjacent to residential-agricultural or residential zoned or uses property, and a buffer as defined in Section 14 and Section 16.3 is not required, natural planting, hedge, or a decorative fence to a height of at least six (6) feet shall screen the residential property. Refer to Section 14 for streetscape buffers for thoroughfares.
- 10.1.7.5 Curbs or Bumpers: The required yards shall be set off from parking areas by either continuous curb or one (1) non-continuous stationary bumper for each parking space abutting on a yard, which curb or bumper shall not be less than five (5) inches or more than two (2) feet high.
- 10.1.7.6 Drainage: Parking lots shall not drain onto or across public sidewalks, or into adjacent property except into a natural watercourse or a drainage easement. In already developed areas where this condition would be impossible to meet, the Zoning Administrator may exempt the developer from this requirement, provided that adequate provision is made for drainage.
- 10.1.7.7 Separation of Bumper and Walkways: In the event any parking stall abuts upon a walkway, there shall be a space of three and one-half (3-1/2) feet between the wheel bumper or curb and the edge of the walkway.

- 10.1.7.8 Entrances and Exits: On a corner lots, all vehicular openings shall be located at least twenty (20) feet from the point of intersection of established street right-of-way lines. No entrance and exit, whether or not on a corner lot, shall exceed thirty (30) feet in width at the property line or forty (40) feet in width at the curb line. There shall be a minimum distance between driveways of twenty-five (25) feet measured along the curb line unless such driveways are less than five (5) feet apart.
- 10.1.7.9 Internal Circulation: Sufficient area shall be provided within the property lines of the parking lot, exclusive of required yards, so that all vehicles may enter and leave the lot in a forward motion.

### **10.1.8 Exceptions**

- 10.1.8.1 The Zoning Administrator may withhold a permit or Certificate of Occupancy if a parking layout not specifically prohibited by this Section would be likely to cause avoidable safety or traffic congestion problems until modification is made. The applicant may appeal the Zoning Administrator's decision to the Board of Adjustment under the normal procedure for an appeal.
- 10.1.8.2 If a peculiar characteristic of an establishment makes the the requirements in this Section clearly unrealistic, the Board of Adjustment may grant the applicant a parking modification.
- 10.1.8.3 The Zoning Administrator may allow a new use to be established in an existing building even if all parking requirements of this Article cannot be met for the new use, provided that as much off-street parking as can reasonably be provided is provided by the use, and no foreseeable traffic congestion problems will be created.
- 10.1.9** The minimum number of required off-street parking spaces shall be calculated as provided in Subsection 10.1.10. In the case of a building or use not expressly provided for, the number of off-street spaces shall be the same as for a similar use or inclusive category which is provided for. Where there is more than one (1) use in a single structure, or on a single tract, or two (2) or more instances of the same use, the minimum number of required off-street parking spaces shall be equal to the sum of the requirements of the various uses, except for shopping centers which are expressly provided for.
- 10.1.10** The following shall be the minimum number of off-street parking spaces which shall be provided:

USES	NUMBER OF REQUIRED OFF-STREET PARKING SPACES
<b>RESIDENTIAL</b>	
Dwellings, single and two family	2 spaces per dwelling unit
Dwellings, multi-family	2 spaces for each dwelling unit plus 1 visitor space for each 4 dwelling units
Townhouses	2 spaces for each dwelling unit plus 1 visitor space for each 4 dwelling units
Group housing, such as boarding houses, dormitories, and similar establishments	1.2 spaces for each bedroom
Mobile homes on individual lots	2 spaces per mobile home
Mobile home parks	2 spaces for each visitor home plus 1 visitor parking space for each 4 mobile homes
<b>OFFICE &amp; INSTITUTIONAL</b>	
Financial institutions	1 space for each 150 square feet of gross floor area or fraction thereof, plus safe facilities to accommodate passengers waiting in line for drive-in window and banking machines, if any
Hospitals	1 space for each 150 square feet of gross floor area or fraction thereof
Libraries	1 space for each 200 square feet for use by the public or fraction thereof
Museums and art galleries	1 space for each 800 square feet of gross floor area or fraction thereof.
Nursing homes, family care homes, and similar institutions	0.5 times the maximum lawful number of occupants
Office -- Doctor or Dentist	6 spaces for each doctor or dentist plus 1 for each additional employee

Other	1 space for each 300 square feet of gross floor area or fraction thereof
Places of assembly, including clubs, lodges, funeral parlors, auditoriums, gymnasiums, amusement parks, and similar places	1 space for each 3 seats, plus 1 for each 100 square feet of floor area used for assembly, but not containing fixed seats, or fraction thereof
Churches	1 space for each 3 sanctuary seats
<b>SCHOOLS AND COLLEGES</b>	
Day nurseries, kindergartens, elementary, junior high	2 spaces for each 750 square feet of classroom floor area or fraction thereof, plus 1 for each administrative office, plus auditorium/gymnasium parking requirement if applicable
Senior highs, and colleges/trade/vocational with dormitories	5 spaces for each 750 square feet of classroom floor area or fraction thereof, plus 1 for each administrative office, plus auditorium/gymnasium/dormitory parking requirement is applicable
Colleges/trade/vocational without dormitories	10 spaces for each 750 square feet of classroom floor area or fraction thereof, plus auditorium/gymnasium parking requirement if applicable
<b>COMMERCIAL</b>	
Bowling alley	5 spaces per lane
Campground -Tent	1 space for each campsite plus office parking requirement
Campground - Recreational Vehicle	1 space for each campsite plus office parking requirement
Car wash	5 spaces per wash lane
Golf course (not including putting greens accessory to multi-family dwellings or hotels or motels)	4 spaces per hole
Restaurant -- Drive-in or take-out with fewer than thirty (30) seats	Minimum of 15 spaces, plus 1 additional space for each 50 square feet of gross floor area or fraction thereof
Restaurant -- Other	1.2 spaces for each 100 square feet of gross floor area or fraction thereof

Service stations	2 spaces for each gas pump, plus 3 for each grease rack or similar facility
Shopping centers (in lieu of individual store parking requirements)	5.5 spaces per 1,000 square feet of gross leasable area or fraction thereof
Low generator retail and service establishments such as furniture, appliance, household equipment, carpet and hardware stores, repair shops including shoe repair, contractors' showrooms, drapery, paint and wallpaper, upholstery, interior decorator, motor vehicles sales, plant nurseries	1 for each 500 square feet of gross floor area or fraction thereof, including any outdoor sales area
All other commercial uses such as retail stores, wholesale outlet stores, department stores, discount stores, drugstores, coin-operated laundries, variety stores	1 for each 200 square feet of gross floor area or fraction thereof, including any out-door sales area
Industrial and research uses, warehousing, and very low customer volume wholesaling operations	1 for each employee on premises at any one time

**Section 10.2 Off-Street Loading Requirements**

**10.2.1** Every building or structure used for business, trade, industry, or office and institutional purposes, shall provide loading space as indicated in this Section. Each loading space shall be no less than fifteen (15) feet in width, and thirty (30) feet in depth. Each space shall also be no less than fifteen (15) feet in height if such space is covered. It shall have access driveways to public streets or alleys which driveways shall be at least twenty-four (24) feet wide and with adequate turning radii for the delivery vehicles customarily associated with the particular use. If there is not more than one (1) delivery and pick-up during the hours when a retail trade, office, or institutional establishment is open to patrons, such space may be combined with the existing parking space on the premises. Loading space shall be provided in accordance with the following schedule:

10.2.1.1 Retail Business - 1 space for each 20,000 square feet of gross floor area or fraction thereof.

10.2.1.2 Wholesale Trade and Industry - 1 space for each 10,000 square feet of gross floor space or fraction thereof.

- 10.2.1.3 Office and Institutional Uses Including Hotels and Motels- 1 space for each 50,000 square feet of gross floor area or fraction thereof.
- 10.2.1.4 As well as meeting the requirements of Section 10.2.1.3, elementary, junior high, high schools, kindergartens, nurseries, and day care centers shall also provide a safe place off the street for the loading and unloading of children from automobiles and buses.

## **10.2.2 Exceptions**

- 10.2.2.1 If a peculiar characteristic of an establishment makes the requirements in this Section clearly unrealistic, the Board of Adjustment may grant the applicant a modification of the loading requirements in regard to that particular establishment.
- 10.2.1.2 The Zoning Administrator may allow a new use to be established in an existing building even if all loading requirements of this Section cannot be met for the new use, provided that as much loading space as can reasonably be provided is provided by the use and traffic or safety hazards will not be created.

### Amendments

*10/04/04 to entire document; 5/6/13 to §10.1.7 through TA13-01; 8/3/15 to §10.1.7.2 through TA15-07.*